

# TRUMP

## TRUMP PARK AVENUE CONDOMINIUM PROCEDURES FOR LEASE OF CONDOMINIUM

Every sale or lease of a Unit at Trump Park Avenue Condominium requires that the Board of Managers waive, in writing, its right of first refusal. The Board of Managers has twenty (20) days to issue a waiver of right of first refusal. The following documents must be prepared, executed and returned to The Trump Corporation before a waiver can be issued:

1. Lease agreement executed by Unit Owner and Tenant. (Julius Blumberg, Inc. form A 101 - Lease of Condominium Unit Only)
2. Standard form of Lease Rider. Copy attached.
3. Application for Lease of Condominium Unit completed and signed by Tenant. Copy attached.
4. Notice of Intention to Sell or Lease Condominium Unit, completed and signed by Unit Owner. Copy attached.
5. Window Guard Letter. Copy attached.
6. Legal Mailing Address for Unit Owner. (This must be the address of the Unit Owner, not the Management Company.) Copy attached.
7. Employer letter stating job function, salary and length of employment.
8. Three (3) financial reference letters.
9. Four (4) personal reference letters.
10. Copies of two (2) forms of federal or state issued picture identification (driver's license, passport (with visa, if applicable)).
11. Background check consent form. Copy attached.
12. Letter acknowledging receipt of attached NYC Fire Department Safety Plan and Fire Safety Notice.
13. Individual Insurance Coverage memo signed by Unit Owner and Tenant. Copy Attached.
14. Proof of Homeowners' Insurance Coverage by Landlord and proof of Renter's Insurance Coverage by Renter.
15. KeyTrak Letter, Copy attached.
16. **Certified or Bank Check** in the amount of **\$850.00** payable to **The Trump Corporation** for processing fee. (non-refundable).
17. **Certified or Bank Check** in the amount of **\$250.00** payable to **Trump Park Avenue Condominium** for background check fee for each adult occupant. (non-refundable).
18. Check in the amount of **\$500.00** payable to **The Trump Corporation** which is a transfer coordination fee. (non-refundable).
19. **Certified or Bank Check** in the amount of **\$250.00** payable to **Trump Park Avenue Condominium** for waiver fee. (non-refundable).

### PLEASE DO NOT COMBINE CHECKS

#### NOTES:

1. If the lease is executed under a power of attorney, a copy of the original power must be furnished with the lease, together an original Affidavit of Full Force.
2. If the lease is signed by a trustee, a copy of the trust agreement must be furnished with the lease.
3. If the lease is signed by a management company, a copy of the management agreement specifically authorizing the management company to execute the lease must be furnished with the lease, or a letter from the Unit Owner must be furnished, stating that the management company has the right to lease the unit, and to execute documents, on behalf of the Unit Owner.
4. **Common charges must be up to date before a waiver will be issued.**
5. No rentals are permitted for a term less than one (1) year as per the Section 8.1 of the By-Laws of the Condominium.
6. Brokers may call the Cristina Ferreira of The Trump Corporation at (212) 715-7236 and request the necessary documents.
7. **The ORIGINAL of the completed package should be submitted to The Trump Corporation, 725 Fifth Avenue, New York, New York Attn: Cristina Ferreira.**

**INCOMPLETE PACKAGES OR PACKAGES MISSING ORIGINAL DOCUMENTS WILL NOT BE ACCEPTED**

**TRUMP PARK AVENUE CONDOMINIUM**  
**502 PARK AVENUE**  
**NEW YORK, NEW YORK 10022**

STANDARD FORM OF LEASE RIDER

RIDER TO LEASE dated \_\_\_\_\_, by and between \_\_\_\_\_, Landlord(s), and \_\_\_\_\_, Tenant(s) for premises known as Residential Unit \_\_\_\_ (and Storage Unit \_\_\_\_ ) at Trump Park Avenue Condominium, 502 Park Avenue, New York, NY 10022.

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R-1. This Lease and the rights and obligations of the parties hereunder are hereby made expressly subject to the right of first refusal in favor of the Board of Managers of Trump Park Avenue Condominium (hereinafter called the "Condominium Board") with respect to the transaction embodied herein, pursuant to the terms of Article 8 of the By-Laws of Trump Park Avenue Condominium (hereinafter called the "By-Laws"), as the same may have been amended.

R-2. This Lease may not be amended, modified, or extended without the prior written consent of the Condominium Board in each instance.

R-3. The Tenant(s) under this Lease shall not assign this Lease or sublet the premises demised hereunder or any part thereof without the prior written consent of the Condominium Board in each instance.

R-4. The Condominium Board shall have the power to terminate this Lease and/or to bring summary proceedings to evict the Tenant(s) hereunder in the name of the Landlord(s) under this Lease in the event of (a) a default by the Tenant(s) in the performance of their obligations under this Lease or (b) a foreclosure of the lien granted by Section 339-z of Article 9-B of the Real Property Law of the State of New York, as the same may be amended from time to time. Tenant agrees to indemnify, defend and save the Condominium Board and each of its members, officers, agents and employees harmless from and against any cost, loss, liability or expense (including, but not limited to reasonable counsel fees and disbursements) suffered or incurred by the Condominium Board and/or its members, officers, agents and employees arising from, out of or in connection with, Tenant's default in the performance of Tenant's obligations under the Lease.

R-5. (a) In the event the Condominium Board determines, in its sole discretion, that Landlord, as Owner of the Residential Unit, has become delinquent in the payment of common charges due with respect to the Residential Unit, the Tenant shall, upon written notice from the Condominium Board, pay all rents due hereunder from and after the date of such notice directly to the Condominium Board instead of to the Landlord hereunder. The Condominium Board is hereby authorized (i) to collect and retain the rents due hereunder equal to all common charge arrears, and following the payment of all such arrears, (ii) to collect, hold and apply the rents due from Tenant under this Lease equal to the common charges due for the period which is the lesser of (a) the remainder of the term of this Lease and (b) twelve (12) months immediately following the date on which Landlord is brought current in the payment of common charges with respect to the Residential Unit. Any rents paid to the Condominium Board in excess of the common charge arrears shall be held and applied against the common charges next due with respect to the Residential Unit and any other amounts then due from Landlord to the Condominium Board. Following receipt of such rent payments by the Condominium Board, upon written notice from the Condominium Board to the Tenant, the Tenant shall be authorized to resume paying rents hereunder directly to the Landlord.

(b) As a further and necessary inducement for the Condominium Board to waive its right of first refusal in connection with the Lease, Landlord and Tenant warrant and represent to the Condominium Board and agree that Tenant has not and shall not pay and Landlord has not and shall not accept any rental payments due under this Lease more than thirty (30) days in advance of the due date without prior written permission of the Condominium Board. Landlord and Tenant further acknowledge that the Condominium Board would not have waived its right of first refusal in respect to the Lease, if Landlord and Tenant did not knowingly make and agree to abide by the aforesaid warranty, representation and agreement.

(c) Tenant acknowledges that its prepayment of rent to Landlord in violation of the terms of this provision of the Lease will not defeat any of the Condominium Board's rights hereunder, and that in the event of nonpayment of common charges by Landlord and a demand that Tenant must pay rent to the Condominium Board, any such prepayment of rent by Tenant to Landlord shall not constitute a

defense to the Board's claims for unpaid rent against Tenant, asserted in any action or proceeding commenced by the Condominium Board against Tenant related to or arising out of Tenant's breach of its obligations under the Lease.

(d) Landlord and Tenant agree that they shall, jointly and individually, be liable to the Condominium Board for all expenses incurred by the Condominium Board or its managing agent as a result of Landlord's and/or Tenant's breach of their obligations under this paragraph of the Lease including, but not limited to, reasonable attorneys' fees, costs and disbursements.

R-6. This Lease and the rights and obligations of the Tenant(s) hereunder are, and shall at all times, continue to be, subject and subordinate in all respects to the terms of the By-Laws. The Declaration of Trump Park Avenue Condominium and the Rules and Regulations of Trump Park Avenue Condominium, as any or all of the same may have been or may be amended from time to time.

R-7. (a) As a further and necessary inducement for Landlord's execution and delivery of the Lease to Tenant, and as a further inducement for the Condominium Board to waive its right of first refusal in connection with the Lease, Tenant warrants and represents to and agrees with Landlord and the Condominium Board that, as provided in Section 12 of the Rules and Regulations, Tenant will not under any circumstances bring into or permit to be brought into or harbor in the Unit, any bird, reptile or animal, whether on a temporary or permanent basis. Tenant further acknowledges that Landlord would not have entered into this Lease with Tenant and the Condominium Board would not have waived its right of first refusal in respect to the Lease, if Tenant did not knowingly make and agree to abide by the aforesaid warranty, representation and agreement.

(b) Tenant further agrees to indemnify, defend and save Landlord, the Condominium Board and each of its members harmless from and against any cost, loss, liability or expense, (including, but not limited to reasonable counsel fees and disbursements) suffered or incurred by Landlord and/or the Condominium Board and/or its members, officers, agents and employees arising from, out of or in connection with, Tenant's breach or violation of its warranties, representations and agreements contained in this Paragraph R-7.

(c) Tenant further acknowledges and agrees that neither Landlord, the Condominium Board nor any member, officer, director, employee, agent or representative of either Landlord or the Condominium Board nor any broker or salesperson, has made any statement or representation to Tenant to the effect that any animal may be harbored on a temporary or permanent basis in the Unit.

R-8. Representatives of the Condominium Board or its managing agent shall be permitted access to the Unit, at any time in an emergency, and at all other time on reasonable notice to the Unit Owner for any maintenance or repairs required to be performed to the Unit, including, without limitation, the annual servicing of the fan coil units. The failure of the Tenant to grant access for such purpose shall be deemed a default under the Lease and a basis for the Condominium Board to terminate the Lease.

R-9. Landlord and Tenant jointly and individually agree to indemnify and hold the Board of Managers harmless for all costs and expenses (including, but not limited to, reasonable attorney's fees, costs and disbursements) which may be incurred by the Board of Managers or its managing agent as a result, of or related to, any dispute between Landlord, Tenant and/or the Board regarding any of the rights and obligations under this Lease, the Condominium's Declaration, By-Laws, or Rules and Regulations ("Lease Expenses"). Any Lease Expenses shall be collectible as additional common charges and may be included in Landlord's monthly statement for common charges. The Board of Managers shall have all rights and remedies for collection of the Lease Expenses as are provided for in the Condominium's By-Laws, including filing a lien for any such sum due as a common charge and/or commencing an action at law for recovery of a money judgment for any unpaid Lease Expenses. The Board of Managers and the Landlord shall have any and all remedies at law or in equity to recover any Lease Expenses from the Tenant.

**PLEASE SIGN:**

Landlord(s) \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s) \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**THE TRUMP CORPORATION**  
**TRUMP PARK AVENUE CONDOMINIUM**  
**RENTAL APPLICATION**  
(Please type all responses)

New York, \_\_\_\_\_

LEASE OF CONDOMINIUM UNIT NO. \_\_\_\_\_

BUILDING: **Trump Park Avenue Condominium**

1. UNIT OWNER: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_

Address: \_\_\_\_\_

2. Owners Attorney: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Firm Name: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Address: \_\_\_\_\_

**INFORMATION REGARDING TENANT**

3. TENANT: \_\_\_\_\_ Telephone: \_\_\_\_\_  
(Name or Names must be entered as shown on Lease - individual or entity)

S.S. # or EIN #: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

4. Tenant's Attorney: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Firm Name: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Address: \_\_\_\_\_

5. Tenant's Employer or Business: \_\_\_\_\_  
Position Held: \_\_\_\_\_ Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Address: \_\_\_\_\_

6. Proposed Occupancy Date: \_\_\_\_\_ Lease Security: \_\_\_\_\_

7. Monthly Rental: \_\_\_\_\_ Lease Term: \_\_\_\_\_

8. Special Conditions: \_\_\_\_\_

9. If Tenant is a corporation, name all the individual(s) to be the occupants of the unit and state for what period. New information and references must be provided each time occupancy changes.

a. Name(s) of designated occupant(s): \_\_\_\_\_

b. Relation to Tenant: \_\_\_\_\_

c. Length of Occupancy: \_\_\_\_\_

10. If Tenant is an individual(s) name of all persons who will reside in the unit: \_\_\_\_\_

\_\_\_\_\_

**REFERENCES**

11. Address of present residence and dates of occupancy: \_\_\_\_\_

Present Landlord or Agent: \_\_\_\_\_ Telephone: \_\_\_\_\_

Firm Name: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Address: \_\_\_\_\_

**FINANCIAL:**

- a. (Bank - Personal Account: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Account No.: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
Address: \_\_\_\_\_
- b. (Stock Broker or C.P.A. \_\_\_\_\_ Telephone: \_\_\_\_\_  
Account No.: \_\_\_\_\_ Facsimile: \_\_\_\_\_  
Address: \_\_\_\_\_
- c. For information regarding source of income contact: \_\_\_\_\_  
Address: \_\_\_\_\_

**BUSINESS:**

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

**PERSONAL:**

- a. Name \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_
- b. Name \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_
- c. Name \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_
- d. Name \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_
- e. Name \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_

The undersigned hereby submits to this Condominium this proposal together with the accompanying information concerning the undersigned. In applying for the waiver of right of first refusal to this proposed lease, the undersigned understands that such waiver is required by the By-Laws. The By-Laws provide that the Board of Managers has 20 days to issue a waiver of right of first refusal from the date the completed application is submitted. The undersigned also understands that the information requested is essential to this application. The undersigned agrees to meet in person with representatives of the Condominium if requested to do so, and authorizes the Condominium to review and request any credit reports, references, and other information necessary in connection with this application. The undersigned acknowledges and consents to the following terms and conditions:

**TERMS AND CONDITIONS ON LEASES OF APARTMENTS**

1. The Trump Corporation is acting as agent for the Condominium and makes no representation or warranty with respect to the building or the unit or with respect to any act or failure to act on the part of the Condominium in connection with this application or in connection with any lease contemplated therein. The Tenant takes the unit "as is" unless otherwise specifically stated in the lease.
2. The Tenant of a unit takes occupancy subject to the provisions of the Condominium pursuant to law, the By-Laws and by this application.
3. The Tenant agrees to provide all information and execute all documents required by the Condominium pursuant to law, the By-Laws, and by this application.
4. Parties will have a maximum of thirty (30) days which to enter into the lease of the Unit on the terms above stated after receiving a waiver from the Board of Managers.

Broker: \_\_\_\_\_  
Telephone: \_\_\_\_\_ (Signature of Tenant or Authorized Signatory)

Broker: \_\_\_\_\_  
Telephone: \_\_\_\_\_ (Signature of Tenant or Authorized Signatory)

**THE TRUMP CORPORATION**  
725 Fifth Avenue  
New York, New York 10022  
(212) 832-2000

**THE TRUMP CORPORATION**

**TRUMP PARK AVENUE CONDOMINIUM  
NOTICE OF INTENTION TO SELL OR LEASE  
(OWNER'S REQUEST FOR WAIVER OF RIGHT OF FIRST REFUSAL)**

The undersigned, being the owner of unit No. \_\_\_\_, at Trump Park Avenue Condominium, located at 502 Park Avenue, New York, New York, hereby notifies the Board of Managers in care of The Trump Corporation, as Managing Agent, that the undersigned has received a bona fide offer to SELL ( ) LEASE ( ) said unit from the below named prospective purchaser or tenant on the terms stated below, and that the undersigned intends to accept such offer.

NAME AND ADDRESS OF PROSPECTIVE PURCHASER OR TENANT: (If a prospective purchaser or tenant is a corporation, name the designated officer, stockholder or employee of the corporation who will occupy the unit and for how long a term. The lease must provide that when and if the designated occupant vacates the unit, another application must be filed and references submitted before occupancy can be allowed to successor designated occupant.)

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**TERMS OF PROPOSED SALE OR LEASE:**

Attached is a true copy of the contract of sale or lease setting for all of the terms of the agreement between the parties.

PURCHASE PRICE (if sale): \$ \_\_\_\_\_ PROPOSED CLOSING DATE: \_\_\_\_\_

MONTHLY RENTAL (if lease): \$ \_\_\_\_\_ LEASE TERM: \_\_\_\_\_

ANTICIPATED OCCUPANCY DATE FOR SALE OR LEASE: \_\_\_\_\_

The undersigned hereby submits to the Board this proposal together with the accompanying information concerning the applicant purchaser or tenant. In applying for consent to this proposed sale or lease, the undersigned understands that such consent is required by the By-Laws. The undersigned also understands that the information requested is essential to this application. The undersigned authorizes the Board to review and request any credit reports, references, and other information necessary in connection with this application. The undersigned acknowledges and consents to the following terms:

**TERMS AND CONDITIONS ON SALES AND LEASES OF CONDOMINIUMS**

1. The Trump Corporation is acting as Agent for the Board and makes to representation or warranty with respect to the building or the unit or to any act or failure to act on the part of the Board in connection with this application or in connection with any sale contemplated herein. The purchaser or tenant takes the unit "as is" unless specifically stated in the contract of sale or lease.
2. The undersigned represents that the sale or lease described above shall be made in accordance with the provisions of the By-Laws of the Condominium and agrees to promptly deliver to the Board all such further information with respect to the offer as the Board may reasonably request and to execute all documents required by law, the By-Laws and this application.
3. The undersigned acknowledges that the Board has a waiver period of 20 days, commencing with the date of receipt of this Notice and delivery of such additional information concerning the offer as the Board may reasonably request to exercise its right of first refusal to purchase or lease the unit on the terms specified herein and in the By-Laws. The undersigned hereby requests that, if the Board elects to waive or release such right of first refusal it shall deliver the undersigned a certificate to that effect, pursuant to the provisions of the By-Laws.
4. The parties will have a maximum of thirty (30) days within which to consummate the sale or lease of the Unit on the terms above stated after receiving a waiver from the Board after which the waiver shall be void and of no force and effect.

\_\_\_\_\_  
Name of Individual Owner or Corporation

\_\_\_\_\_  
Name of Individual Owner or Corporation

\_\_\_\_\_  
Signature of Individual Owner or  
Authorized Officer of Corporation

\_\_\_\_\_  
Signature of Individual Owner or  
Authorized Officer of Corporation

Re: BUILDING: Trump Park Avenue Condominium  
UNIT NO. \_\_\_\_\_

**WINDOW GUARD REQUIRED  
LEASE NOTICE TO TENANT**

You are required by law to have window guards installed if a child 10 years of age or younger lives in your apartment.

Your Landlord is required by law to install window guards in your apartment.

- if you ask him to put in window guards at any time (you need not give a reason)

**OR**

- if a child 10 years of age or younger lives in your apartment

**IT IS A VIOLATION OF LAW to refuse, interfere with installation, or remove window guards where required.**

**CHECK ONE:**

\_\_\_\_\_ CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT

\_\_\_\_\_ NO CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT

\_\_\_\_\_ I WANT WINDOW GUARDS EVENT THOUGH I HAVE NO CHILDREN 10 YEARS OF AGE OR YOUNGER IN MY APARTMENT

\_\_\_\_\_  
Unit Owner/ Tenant (Print and Sign)

\_\_\_\_\_  
Unit Owner/ Tenant (Print and Sign)

**FOR FURTHER INFORMATION CALL:  
Window Guards Prevention Program  
New York City Department of Health  
125 Worth Street, Room 222A  
New York, NY 10013  
(212) 566-8082**

**LEGAL MAILING ADDRESS FOR UNIT OWNERS**  
**(This must be the address of the Unit Owner, not the Management Company)**

Unit No. \_\_\_\_  
Trump Park Avenue Condominium  
502 Park Avenue  
New York, NY

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_



**AUTHORIZATION TO RELEASE INFORMATION  
AND RELEASE OF CLAIMS**

In consideration of my application for ownership or rental of a condominium unit \_\_\_\_ at Trump Park Avenue Condominium, I authorize The Trump Corporation, The Board of Managers of Trump Park Avenue Condominium (the "Condominium") and/or any private company that may be engaged by the Condominium from time to time to perform the background investigation (the "Background Investigation Company"), acting on its own or as an agent of any other company or organization and their respective agents, to conduct and report research with regard to my identification and background. I realize that this background investigation may include, but will not be limited to a review of criminal conviction records, civil litigation records, Bankruptcy Court records, the development of a financial profile through a review of credit bureau information, interviews with current and/or prior employers, verification of current and/or prior residences a search of property records, the identification or verification of business ownership and a search of media records. I authorize any person having such information or reports to release it to The Trump corporation, The Board of Managers of Trump Park Avenue Condominium and/or the Background Investigation Company. I also authorize prior employers to answer any and all questions regarding my prior employment. A facsimile (fax) or xerographic copy of this Authorization to Release Information and Release of Claims shall be considered as valid as the original Authorization to Release Information and Release of Claims.

Fair Credit Reporting Act: I have been given written notice in a separate document that a consumer report or investigative report may be obtained in connection with this background investigation and used for the purpose of evaluating me for condominium ownership or rental. If my application is denied by The Trump Corporation or The Board of Managers of Trump Park Avenue Condominium because of information contained in the consumer report obtained through this investigation, I will be informed of such and provided with a copy of the consumer report.

Criminal Background Checks: if my application is denied by The Trump Corporation or The Board of Managers of Trump Park Avenue Condominium as a result of information contained in a criminal report, I will be informed of the identity of the court from which the criminal record was obtained, what the contents of the report were and what effect this information had on the decision made.

I release and hold harmless The Trump Corporation, The Board of Managers of Trump Park Avenue Condominium, The Trump Organization, Donald J. Trump and any designees of Donald J. Trump, the Background Investigation Company, and each of their respective agents, officers, directors, members, shareholders, partners and employees and any and all related companies and all persons, agencies and entities which solicit, report or are otherwise involved in the information or reports about me, from any and all liabilities and claims arising from the release of any such information or reports.

By signing this form, I certify that I have carefully read and understand the above consent, authorization, and release of claims. I have voluntarily agreed to this background check to assist The Trump Corporation and The Board of Managers of Trump Park Avenue Condominium in evaluating my qualifications and suitability for residing at Trump Park Avenue Condominium.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Note: The following information is required to ensure positive identification and is in no manner used in consideration for condominium ownership or rental (all information must be typed).

Full Name (Printed): \_\_\_\_\_ S.S.N. (or County ID No.): \_\_\_\_\_

Other Name(s) Used: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Visa No. (if applicable): \_\_\_\_\_ Country of Birth: \_\_\_\_\_

Present Address: \_\_\_\_\_ From (Mo./Yr.): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Country: \_\_\_\_\_ Phone: \_\_\_\_\_

Employer: \_\_\_\_\_ Address: \_\_\_\_\_

Or School Attending: \_\_\_\_\_ Address: \_\_\_\_\_

**Notice and Consent for Use of Consumer Report**

The Board of Managers of Trump Park Avenue Condominium and/or The Trump Corporation may request a consumer report or investigative consumer report in connection with your application for condominium ownership or rental. Any information contained in this report may be taken into consideration in evaluating your suitability for such ownership or rental. This report may be obtained from public record sources or through personal interviews with your neighbors, friends, associates and others.

If any adverse decision is made which is based entirely or in part on the information contained in the consumer report, you will be told the basis of that decision and given a copy of the report and a summary of your rights in regard thereto. If you have ever filed for bankruptcy, no decision will be based solely on this information.

Your consent is required by law for the release of this information. Your signature on this form will indicate that you have carefully read and understand this notice and consent to the release of a consumer report or an investigative consumer report to The Board of Managers of Trump Park Avenue Condominium and/or The Trump Corporation.

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Print Full Name

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Social Security Number

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Signature

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Date

## A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) is designed to promote accuracy, fairness and privacy of information in the files of every "consumer reporting agency" (CRA). Most CRAs are credit bureaus that gather and sell information about you – such as if you pay your bills on time or have filed bankruptcy – to creditors, employers, landlords, and other businesses. You can find the complete text of the FCRA, 15 U.S.C. §§1681-1681u, at the Federal Trade Commission's web site (<http://www.ftc.gov>). The FCRA gives you specific rights, as outlined below. You may have additional rights under state law. You may contact a state or local consumer protection agency or a state attorney general to learn those rights.

- **You must be told if information in your file has been used against you.** Anyone who uses information from a CRA to take action against you – such as denying an application for credit, insurance or employment – must tell you, and give you the name, address and phone number of the CRA that provided the consumer report.
- **You can find out what is in your file.** At your request, a CRA must give you the information in your file, and a list of everyone who has requested it recently. There is no charge for the report if a person has taken action against you because of information supplied by the CRA, if you request the report within 60 days of receiving notice of the action. You also are entitled to one free report every twelve months upon request if you certify that (1) you are unemployed and plan to seek employment within 60 days, (2) you are on welfare, or (3) your report is inaccurate due to fraud. Otherwise, a CRA may charge you up to eight dollars.
- **You can dispute inaccurate information with the CRA.** If you tell a CRA that your file contains inaccurate information, the CRA must investigate the items (usually within 30 days) by presenting to its information source all relevant evidence you submit, unless your dispute is frivolous. The source must review your evidence and report its findings to the CRA. (The source also must advise national CRAs – to which it has provided the data – of any error.) The CRA must give you a written report of the investigation, and a copy of your report if the investigation results in any change. The CRA must normally include a summary of your statement in future reports. If an item is deleted or a dispute statement is filed, you may ask that anyone who has recently received your report be notified of the change.
- **Inaccurate information must be corrected or deleted.** A CRA must remove or correct inaccurate or unverified information from its files, usually within 30 days after you dispute it. **However, the CRA is not required to remove accurate data from your file unless it is outdated (as described below) or cannot be verified.** If your dispute results in any change to your report, the CRA cannot reinsert into your file a disputed item unless the information source verifies its accuracy and completeness. In addition, the CRA must give you a written notice telling you it has reinserted the item. The notice must include the name, address and phone number of the information source.
- You can dispute inaccurate items with the source of the information. If you tell anyone – such as a creditor who reports to a CRA – that you dispute an item, they may not then report the information to a CRA without including a notice of your dispute. In addition, once you've notified the source of the error in writing, it may not continue to report the information if it is, in fact, an error.
- **Outdated information may not be reported.** In most cases, a CRA may not report negative information that is more than seven years old; ten years for bankruptcies.
- **Access to your file is limited.** A CRA may provide information about you only to people with a need recognized by the FCRA – usually to consider an application with a creditor, insurer, employer, landlord, or other business.
- **Your consent is required for reports that are provided to employers, or reports that contain medical information.** A CRA may not give out information about you to your employer, or prospective employer, without your written consent. A CRA may not report medical information about you to creditors, insurers, or employers without your permission.
- **You may choose to exclude your name from CRA lists for unsolicited credit and insurance offers.** Creditors and insurers may use file information as the bases for sending you unsolicited offers of credit or insurance. Such offers must include a toll-free phone number for you to call if you want your name and address removed from future lists. If you call, you must be kept off the lists for two years. If you request, complete, and return the CRA form provided for this purpose, you must be taken off the lists indefinitely.

- **You may seek damages from violators.** If a CRA, a user or (in some cases) a provider of CRA data violates the FCRA, you may sue them in state or federal court.

The FCRA gives several different federal agencies authorized to enforce the FCRA:

**FOR QUESTIONS OR CONCERNS REGARDING:**

CRA's, creditors and others not listed below

National Banks, Federal Branches/agencies of foreign banks  
(word "National" or initials "N.A." appear in or after bank's name)

Federal Reserve System member banks (except national banks,  
and federal branches/agencies of foreign banks)

Savings associations and federally chartered savings banks  
(word "Federal" or initials "F.S.B." appears in federal institutions' name)

Federal Credit Unions  
(words "Federal Credit Union" appear in institution's name)  
Alexandria, VA 22314 703-518-6360

State-chartered banks that are not members of the Federal Reserve  
System

Affairs  
Air, surface, or rail common carriers are regulated by former Civil

Aeronautics Board or Interstate Commerce Commission

Activities subject to the Packers and Stockyards Act, 1921

**PLEASE CONTACT:**

Federal Trade Commission  
Consumer Response Center – FCRA  
Washington, DC 20580 202-326-3761

Office of the Comptroller of the Currency  
Compliance Management, Mail Stop 6-6  
Washington, DC 20219 800-613-6743

Federal Reserve Board  
Division of Consumer & Community Affairs  
Washington, DC 20551 202-452-3693

Office of Thrift Supervision  
Consumer Programs  
Washington, DC 20552 800-842-6929

National Credit Union Administration  
1775 Duke Street

Federal Deposit Insurance Corporation  
Division of Compliance & Consumer

Washington, DC 20429 800-934-FDIC  
Department of Transportation

Office of Financial Management  
Washington, DC 20590 202-366-1306

Department of Agriculture  
Office of Deputy Administrator – GIPSA  
Washington, DC 20250 202-720-7051

# TRUMP

Dear Resident,

In the interest of public fire safety, the New York City Fire Department has recently mandated that vital procedural information be made available to all residents of New York City multiple dwellings. This information is intended to help you and the members of your household protect themselves in the event of a fire.

The enclosed Fire Safety Notice should be posted on the inside surfaces of the front or main door. It should be posted at eye-level which is no lower than four feet from the floor but no higher than five and a half feet from the floor.

The enclosed fire safety information addresses basic fire protection and fire preparedness measures to maximize your safety in the event of a fire.

Please read the notice carefully and discuss the issues with members of your household.

Very truly yours,

Sonja Talesnik  
Director of Property Administration

Receipt acknowledged by:

\_\_\_\_\_

Unit No.: \_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

**FIRE SAFETY PLAN**  
**PART 1 – BUILDING INFORMATION SECTION**

BUILDING ADDRESS: 502 Park Avenue, New York, NY 10022

**BUILDING OWNER/ REPRESENTATIVE**

Name: Trump Park Avenue Condominium  
Address: c/o The Trump Corporation  
725 Fifth Avenue, New York, NY 10022  
Telephone: 212-832-2000

**BUILDING INFORMATION:**

Year of Construction: 1927

Type of Construction: Non-Combustible

Number of Floors: 32 Aboveground, 2 Belowground

Sprinkler System: Yes

Sprinkler System Coverage: Partial building (complete all that apply):

Dwelling Units: 3-19 Floors except 4A, 6B, 7A, 7B, 7D, 7E, 7G, 8H, 15A, 15B

Hallways: 3-19 Floors

Stairwells:

Compactor Chute:

Other: Sub-basement, Basement (except Electrical Room) and Lobby

Fire Alarm: Yes Transmits to Fire Dept/Fire Alarm Co. Yes

Location of Manual Pull Stations: Sub-basement by D Stair, inside handyman shop, Locker area, Basement by C & D Stairs, Lobby, B Stair & Concierge, 3<sup>rd</sup> Fl. by B Stair, 4<sup>th</sup> Fl. by A Stair, 5-19 by B Stair, 20-31 Floors in service elevator area.

Public Address-System: No

Means of Egress: (e.g. Unenclosed/ Enclosed Interior Stairs, Exterior Stairs, Fire Tower Stairs, Fire Escapes, Exits):

Type of Egress	Identification	Location	Leads to
Enclosed Interior Stairs	A	30 Floor – Lobby	Park Ave exit
Enclosed Interior Stairs	B	Roof (Mech. Room) – Lobby	Lobby to Park Ave or Service Entrance to 59 St.
Enclosed Interior Stairs	C	Sub-basement – 1 Floor	Service Entrance to 59 St. or Lobby to Park Ave
Enclosed Interior Stairs	D	Sub-basement – Basement	Stairs C and D
Enclosed Interior Stairs	E	Basement – 1 Floor	59 Street
Swing Doors	Freight	Freight Entrance	59 Street
Swing/ Revolving Door	Service Entrance	Rear of Lobby	59 Street
Swing/ Revolving Door	Main Entrance	Front of Lobby	Park Avenue

Other Information: Building has Emergency Generator. Intercoms to dwelling units.

No storage of any kind is allowed in hallways or stairways.

All fire exit doors and stair doors shall be kept in the closed position at all times.

By order of management, only U.L. approved holiday lighting may be used.

Date Prepared: 10/15/2007

**FIRE SAFETY PLAN**  
**PART 2 – FIRE EMERGENCY INFORMATION**

BUILDING ADDRESS: 502 Park Avenue, New York, NY 10022

THIS FIRE SAFETY PLAN IS INTENDED TO HELP YOU AND THE MEMBERS OF YOUR HOUSEHOLD PROTECT YOURSELVES IN THE EVENT OF FIRE. THIS FIRE SAFETY PLAN CONTAINS:

- Basic fire prevention and fire preparedness measures that will reduce the risk of fire and maximize your safety in the event of a fire.
- Basic information about your building, including the type of construction, the different ways of exiting the building, and the types of fire safety systems it may have.
- Emergency fire safety and evacuation instructions in the event of fire in your building.

PLEASE TAKE THE TIME TO READ THIS FIRE SAFETY PLAN AND TO DISCUSS IT WITH THE MEMBERS OF YOUR HOUSEHOLD. FIRE PREVENTION, PREPAREDNESS, AND AWARENESS CAN SAVE YOUR LIFE.

IN THE EVENT OF A FIRE

CALL 911

OF THE FIRE DEPARTMENT DISPATCHER AT:

Manhattan	212-999-2222
Bronx	718-999-3333
Brooklyn	718-999-4444
Queens	718-999-5555
Staten Island	718-999-6666

OR TRANSMIT AN ALARM FROM  
THE NEAREST FIRE ALARM BOX

BASIC FIRE PREVENTION AND FIRE PREPAREDNESS MEASURES

These are fire safety tips that everybody should follow:

1. Every apartment should be equipped with at least one smoke detector. Check them periodically to make sure they work. Most smoke detectors can be tested by pressing the test button. Replace the batteries in the spring and fall when you move your clocks forward or back an hour, and whenever a smoke detector chirps to signal that its battery is low. The smoke detector should be replaced on a regular basis in accordance with the manufacturer's recommendation, but at least once every ten years.
2. Carelessly handled or discarded cigarettes are the leading cause of fire deaths. Never smoke in bed or when you are drowsy, and be especially careful when smoking on a sofa. Be sure that you completely extinguish every cigarette in an ashtray that is deep and won't tip over. Never leave a lit or smoldering cigarette on furniture.
3. Matches and lighters can be deadly in the hands of children. Store them out of reach of children and teach them about the dangers of fire.

4. Do not leave cooking unattended. Keep stove tops clean and free of items that can catch on fire. Before you go to bed, check your kitchen to ensure that your oven is off and any coffeepot or teapot is unplugged.
5. Never overload electrical outlets. Replace an electrical cord that is cracked or frayed. Never run extension cords under rugs. Use only power strips with circuit breakers.
6. Keep all doorways and windows leading to fire escapes free of obstructions, and report to the owner any obstructions or accumulations of rubbish in the hallways, stairwells, fire escapes or other means of egress.
7. Install window gates only if it is absolutely necessary for security reasons. Install only approved window gates. Do not install window gates with key locks. A delay in finding or using the key could cost lives. Maintain the window gate's opening device so it operates smoothly. Familiarize yourself and the members of your household with the operation of the window gate.
8. Familiarize yourself and members of your household with the location of all stairwells, fire escapes and other means of egress.
9. With the members of your household, prepare an emergency escape route to use in the event of a fire in the building. Choose a meeting place a safe distance from your building where you should all meet in case you get separated during a fire.
10. Exercise care in the use and placement of fresh cut decorative greens, such as Christmas trees and holiday wreaths. If possible, keep them planted or in water. Do not place them in public hallways or where they might block egress from your apartment if they catch on fire. Keep them away from any flame, including fireplaces. Do not keep for extended period of time; as they dry, decorative greens become easily combustible.

## **BUILDING INFORMATION**

### **BUILDING CONSTRUCTION**

In a fire emergency, the decision to leave or stay in your apartment will depend in part on the type of building you are in.

Residential buildings built before 1968 are generally classified either as "fireproof" or "non-fireproof." Residential buildings built in or after 1968 are generally classified either as "combustible" or "non-combustible." The type of building construction generally depends on the size and height of the building.

A "non-combustible" or "fireproof" building is a building whose structural components (the supporting elements of the building, such as steel or reinforced concrete beams and floors) are constructed of materials that do not burn or are resistant to fire and therefore will not contribute to the spread of this fire. In such buildings, fires are more likely to be contained in the apartment or space in which they start and less likely to spread inside the building walls to other apartments and floors. **THIS DOES NOT MEAN THAT THE BUILDING IS IMMUNE TO FIRE.** While the structural components of the building may not catch fire, all of the contents of the building (including furniture, carpeting, wood floors, decorations and personal belongings) may catch on fire and generate flame, heat and large amounts of smoke, which can travel throughout the building, especially if apartment or stairwell doors are left open.



A “combustible” or “non-fireproof” building is a building whose structural components (such as wood) that will burn if exposed to fire and can contribute to the spread of the fire. In such buildings, the fire can spread inside the building walls to other apartments and floors, in addition to the flame, heat and smoke that can be generated by the burning of the contents of the building.

**Be sure to check Part 1 (Building Information Section) of this fire safety plan to see what type of building you are in.**

### MEANS OF EGRESS

All residential buildings have at least one means of egress (way of exiting the building), and most have at least two. There are several different types of egress:

**Interior Stairs:** all buildings have stairs leading to the street level. These stairs may be enclosed or unenclosed. Unenclosed stairwells (stairs that are not separated from the hallways by walls and doors) do not prevent the spread of flame, heat and smoke. Since flame, heat and smoke generally rise, unenclosed stairwells may not ensure safe egress in the event of a fire on a lower floor. Enclosed stairs are more likely to permit safe egress from the building, if the doors are kept closed. It is important to get familiar with the means of egress available in your building.

**Exterior Stairs:** some buildings provide access to the apartments by means of stairs and corridors that are outdoors. The fact that they are outdoors and do not trap heat and smoke enhances their safety in the event of a fire, provided that they are not obstructed.

**Fire Tower Stairs:** These are generally enclosed stairwells in a “tower” separated from the building by air shafts open to the outside. The open air shafts allow heat and smoke to escape from the building.

**Fire Escapes:** Many older buildings are equipped with a fire escape on the outside of the building, which is accessed through a window or balcony. Fire escapes are considered a “secondary” or alternative means of egress, and are to be used if the primary means of egress (stairwells) cannot be safely used to exit the building because they are obstructed by flame, heat or smoke.

**Exits:** most buildings have more than one exit. In addition to the main entrance to the building, there may be separate side exits, rear exits, basement exits, roof exits and exits to the street from stairwells. Some of these exits may have alarms. Not all of these exits may lead to the street. Roof exits may or may not allow access to adjoining buildings.

**Be sure to review Part 1 (Building Information Section) of this fire safety plan and familiarize yourself with the different means of egress from your building.**

### FIRE SPRINKLER SYSTEMS

A fire sprinkler system is a system of pipes and sprinkler heads that when triggered by the heat of a fire automatically discharges water that extinguishes the fire. The sprinkler system will continue to discharge water until it is turned off. When a sprinkler system activates, an alarm is sounded.

Sprinkler systems are very effective at preventing fire from spreading beyond the room in which it starts. However, the fire may still generate smoke, which can travel throughout the building.

Residential buildings are generally not required to have fire sprinkler systems. Some residential buildings are equipped with sprinkler systems, but only in compactor chutes and rooms or boiler rooms.

All apartment buildings constructed or substantially renovated after March 1999 will be required by law to be equipped with fire sprinkler systems throughout the building.

**Be sure to review Part 1 (Building Information Section) of this fire safety plan to learn whether your building is equipped with fire sprinkler systems.**

#### INTERIOR FIRE ALARM SYSTEMS

Although generally not required, some residential buildings are equipped with interior fire alarm systems that are designed to warn building occupants of a fire in the building. Interior fire alarm systems generally consist of a panel located in a lobby or basement, with manual pull stations located near the main entrance and by each stairwell door. Interior fire alarm systems are usually manually activated (must be pulled by hand) and do not automatically transmit a signal to the Fire Department, so a telephone call must still be made to 911 or the Fire Department dispatcher. Do not assume that the Fire Department has been notified because you hear a fire alarm or smoke detector sounding in the building.

**Be sure to review Part 1 (Building Information Section) of this fire safety plan to learn whether your building is equipped with an interior fire alarm system and whether the alarm is transmitted to the Fire Department, and familiarize yourself with the location of the manual pull stations and how to activate them in the event of a fire.**

#### PUBLIC ADDRESS SYSTEMS

Although generally not required, some residential buildings are equipped with public address systems that enable voice communications from a central location, usually in the building lobby. Public address systems are different from building intercoms, and usually consist of loudspeakers in building hallways and/or stairwells.

**Be sure to review Part 1 (Building Information Section) of this fire safety plan to learn whether your building is equipped with a public address system.**

#### EMERGENCY FIRE SAFETY AND EVACUATION INSTRUCTIONS

IN THE EVENT OF A FIRE, FOLLOW THE DIRECTIONS OF FIRE DEPARTMENT PERSONNEL. HOWEVER, THERE MAY BE EMERGENCY SITUATIONS IN WHICH YOU MAY BE REQUIRED TO DECIDE ON A COURSE OF ACTION TO PROTECT YOURSELF AND THE OTHER MEMBERS OF YOUR HOUSEHOLD.

THIS FIRE SAFETY PLAN IS INTENDED TO ASSIST YOU IN SELECTING THE SAFEST COURSE OF ACTION IN SUCH AN EMERGENCY. PLEASE NOTE THAT NO FIRE SAFETY PLAN CAN ACCOUNT FOR ALL OF THE POSSIBLE FACTORS AND CHANGING CONDITIONS; YOU WILL HAVE TO DECIDE FOR YOURSELF WHAT IS THE SAFEST COURSE OF ACTION UNDER THE CIRCUMSTANCES.

## GENERAL EMERGENCY FIRE SAFETY INSTRUCTIONS

1. Stay calm. Do not panic. Notify the Fire Department as soon as possible. Firefighters will be on the scene of a fire within minutes of receiving an alarm.
2. Because flame, heat and smoke rise, generally a fire on a floor below your apartment presents a greater threat to your safety than a fire on a floor above your apartment
3. Do not overestimate your ability to put out a fire. Most fires cannot be easily or safely extinguished. Do not attempt to put the fire out once it begins to quickly spread. If you attempt to put a fire out, make sure you have a clear path of retreat from the room.
4. If you decide to exit the building during a fire, close all doors as you exit to confine the fire. Never use the elevator. It could stop between floors or take you to where the fire is.
5. Heat, smoke and gasses emitted by burning materials can quickly choke you. If you are caught in a heavy smoke condition, get down on the floor and crawl. Take short breaths, breathing through your nose.
6. If your clothes catch fire, don't run. Stop where you are, drop to the ground, cover your face with your hands to protect your face and lungs and roll over to smother the flames.

## EVACUATION INSTRUCTIONS IF THE FIRE IS IN YOUR APARTMENT (All Types of Building Construction)

1. Close the door to the room where the fire is, and leave the apartment.
2. Make sure EVERYONE leaves the apartment with you
3. Take your keys.
4. Close, but do not lock, the apartment door.
5. Alert people on your floor by knocking on their doors on your way to the exit.
6. Use the nearest stairwell to exit the building
7. DO NOT USE THE ELEVATOR.
8. Call 911 once you reach a safe location. Do not assume the fire has been reported unless firefighters are on the scene.
9. Meet the members of your household at a predetermined location outside the building. Notify responding firefighters if anyone is unaccounted for.

## EVACUATION INSTRUCTIONS IF THE FIRE IS NOT IN YOUR APARTMENT

### “NON-COMBUSTIBLE” OR “FIREPROOF” BUILDINGS:

1. Stay inside your apartment and listen for instructions from firefighters unless conditions become dangerous.
2. If you must exit your apartment, first feel the apartment door and doorknob for heat. If they are not hot, open the door slightly and check the hallway for smoke, heat or fire.
3. If you can safely exit your apartment, follow the instructions above for a fire in your apartment.
4. If you cannot safely exit your apartment or building, call 911 and tell them your address, floor, apartment number and the number of people in your apartment.
5. Seal the doors to your apartment with wet towels or sheets, and seal air ducts or other openings where smoke may enter.
6. Open windows a few inches at top and bottom unless flames and smoke are coming from below. Do not break any windows.
7. If conditions worsen before help arrives, get down on the floor and take short breaths through your nose. If possible, retreat to a balcony or terrace away from the source of the smoke, heat or fire.

### “COMBUSTIBLE” OR “NON-FIREPROOF” BUILDINGS:

1. Feel your apartment door and doorknob for heat. If they are not hot, open the door slightly and check the hallway for smoke, heat or fire.
2. Exit your apartment and building if you can safely do so, following the instructions above for a fire in your apartment.
3. If the hallway or stairwell is not safe because of smoke, heat or fire and you have access to a fire escape; use it to exit the building. Proceed cautiously on the fire escape and always carry or hold onto small children.
4. If you cannot use the stairs or fire escape, call 911 and tell them your address, floor, apartment number and the number of people in your apartment.
  - a. Seal the doors to your apartment with wet towels or sheets, and seal air ducts or other openings where smoke may enter.
  - b. Open windows a few inches at top and bottom unless flames and smoke are coming from below. Do not break any windows.
  - c. If conditions in the apartment appear life-threatening, open a window and wave a towel or sheet to attract the attention of firefighters.
  - d. If smoke conditions worsen before help arrives, get down on the floor and take short breaths through your nose. If possible, retreat to a balcony or terrace away from the source of the smoke, heat or fire.

## **FIRE SAFETY NOTICE**

IN THE EVENT OF A FIRE, STAY CALM. NOTIFY THE FIRE DEPARTMENT AND FOLLOW THE DIRECTIONS OF FIRE DEPARTMENT PERSONNEL. IF YOU MUST TAKE IMMEDIATE ACTION, USE YOUR JUDGEMENT AS TO THE SAFEST COURSE OF ACTION, GUIDED BY THE FOLLOWING INFORMATION

**YOU ARE IN A NON-COMBUSTIBLE (FIREPROOF) BUILDING**

### **IF THE FIRE IS IN YOUR APARTMENT**

- Close the door to the room where the fire is and leave the apartment.
- Make sure EVERYONE leaves the apartment with you.
- Take your keys.
- Close, but do not lock, the apartment door.
- Use the nearest stairwell to leave the building.
- **DO NOT USE THE ELEVATOR.**
- Call 911 once you reach a safe location. Do not assume the fire has been reported unless firefighters are on the scene.
- Meet the members of your household at a pre-determined location outside the building. Notify the firefighters if anyone is unaccounted for.

### **IF THE FIRE IS NOT IN YOUR APARTMENT**

- Stay inside your apartment and listen for instructions from firefighters unless conditions become dangerous.
- If you must exit your apartment, first feel the apartment door and doorknob for heat. If they are not hot, open the door slightly and check the hallway for smoke, heat or fire.
- If you can safely exit your apartment, follow the instructions above for a fire in your apartment.
- If you cannot safely exit your apartment or building, call 911 and tell them your address, floor, apartment number and the number of people in your apartment.
- Seal the doors to your apartment with wet towels or sheets, and seal air ducts or other openings where smoke may enter.
- Open windows a few inches at top and bottom unless flames and smoke are coming from below.
- Do not break any windows.
- If conditions in the apartment appear life-threatening, open a window and wave a towel or a sheet to attract the attention of firefighters.
- If smoke conditions worsen before help arrives, get down on the floor and take short breaths through your nose. If possible, retreat to a balcony or terrace away from the source of the smoke, heat or fire.

**Unit No. \_\_\_\_\_ at Trump Park Avenue Condominium**

**From: The Board Managers**

**Subject: Individual Insurance Coverage**

In connection with your unit at the Condominium, the Condominium Board is required to obtain and maintain a certain type and amount of insurance as more fully set forth in the Condominium By-Laws.

The Board is required to maintain fire and extended coverage insurance insuring the entire building and each unit therein. The Board of Managers is required and maintains insurance which covers the common areas of the Condominium.

You are required to obtain additional insurance to protect yourself against risks not covered by the insurance maintained by the Board. All insurance so obtained must, however, contain waivers of subrogation and must in no way affect or diminish the liability of the carriers issuing insurance to the Condominium Board.

Please acknowledge receipt of a copy of the memorandum by signing a copy hereof and include it with your waiver package.

Receipt Acknowledged:

\_\_\_\_\_  
Unit Owner Signature

\_\_\_\_\_  
Tenant Signature

Dated: \_\_\_\_\_

# T R U M P

Dear Resident,

As a new Resident, it is important that you change your lock immediately after your closing or prior to your move-in. You are required to provide a copy of the new key to the Concierge which will be placed in to the computerized key tracking system. Your security is of the utmost importance and the act of not changing your lock leaves your unit vulnerable to any person who may have been given the key to your unit by a former resident.

A high security type lock is suggested. Examples are Medico and Biaxle. When you have a copy of your keys made, you must have it made on your own. Please refrain from asking a building staff member to make copies of your keys. Building personnel are not allowed to make keys or change locks for any resident.

After the lock is changed and copies of the keys have been made, you must provide the security office with a copy of the keys, which will be placed in the computerized, highly secured key tracking system. It is necessary to follow this procedure in order to maintain the integrity of the key tracking system that is in place which shall track any and all activity of your unit key.

If you choose not to change the lock, you will not be allowed the benefit of using the key tracking system. This means that your key may not be left with the Concierge for your personal use nor will you be permitted to utilize the Permission to Enter (PTE) form. Only the security office will be allowed to hold a copy of your keys for emergency access only by the Condominium staff.

Accordingly, each Unit owner shall be responsible for any costs of expense incurred by the Condominium Board in performing its duties under the By-Laws to gain access to such unit during an emergency. These costs include, but are not limited to the cost of forcible entry to the unit, additional deployment of security staff, repairs to door and lock, locksmith fees, etc.

Very truly yours,

Sonja Talesnik  
Vice President of Property Administration

**Please acknowledge receipt of a copy of the notice by signing a copy hereof and returning it with your waiver package.**

**Receipt acknowledged by:**

\_\_\_\_\_

Unit No.: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

# TRUMP

**In connection with a Sale, Transfer, or Lease to an Entity, please provide the following:**

- 1- Proof of due formation for the Entity (ie: Articles of Formation, Articles of Incorporation, Trust Agreement).
- 2- Background check on each member/ principal of the Entity, having an ownership interest of 25% or more.
- 3- Consent/ resolution of Entity to engage in transaction and identifying all principals of Entity having an interest of 25% or more, and identifying the authorized signatories and occupants of the apartment and their relationship to the Entity.
- 4- EIN# for Entity.
- 5- Identification of occupant and background check to be ordered for **each adult occupant**.
- 6- If Entity is a foreign entity (ie: from outside of either NY State or the USA), proof that Entity is authorized to do business in New York.
- 7- Documentation that designates someone local for service of process if the Entity is a foreign entity.